



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 7, 2015
1512-PUD-26
Exhibit 1

Docket Number: 1512-PUD-26 (Ordinance No. 15-41)

Petitioner: Riverview Health by Nelson & Frankenberger

Request: An amendment to The Junction Planned Unit Development (PUD) District Ordinance.

Current Zoning: The Junction PUD District (Ord. 14-22)

Current Land Use: Undeveloped

Zoning History: 1406-PUD-09 PUD District Ordinance 14-22 (07/14/14)
1507-SPP-16 Primary Plat (07/20/15)
1512-SFP-37 Secondary Plat (pending)

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Illustrative Character Exhibit
5. The Junction PUD Ord. 14-22
6. Amendment Ord. 15-41
7. GJTG Letter of Support

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the November 9, 2015, City Council meeting. The petition was presented to the Grand Junction Task Group (the "GJTG") on November 10, 2015. The petition will receive a public hearing at the December 7, 2015, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Project Location: The petitioner is requesting an amendment to The Junction Planned Unit Development (PUD) District Ordinance No. 14-22 (the "Original PUD Ordinance") (see **Exhibit 5**) for the 8.49-acres located on the northeast corner of U.S. Highway 31 and State Highway 32, west of Shamrock Boulevard (see **Exhibit 2**).

Property History: The Original PUD Ordinance was adopted by the Council in July 2014. In July 2015, the Plan Commission approved a primary plat that included this property. A secondary plat was subsequently filed and is currently pending. This property is identified as Lot 1 of the Gateway Northeast Quadrant Subdivision.

AMENDMENT REQUEST

The petitioner requests this amendment to the Original PUD Ordinance to update the concept plan and illustrative character exhibits, and corresponding development standards, to accommodate the petitioner's proposed development.

Concept Plan and Illustrative Character Exhibit: The Original PUD Ordinance required the development of the real in substantial compliance with the preliminary concept plan and character exhibits incorporated within the ordinance. The petitioner's vision for the development of the real estate is depicted with the proposed Concept Plan (see **Exhibit 3**) and Illustrative Character Exhibit (see **Exhibit 4**).

Development Standards: The proposed development continues to default to the Original PUD Ordinance and underlying GB: General Business District of the Unified Development Ordinance; however, the proposed amendment addresses a handful of nuances specific to the proposed development as summarized below:

Building Height: The proposed amendment: (i) establishes a minimum building height of five (5) stories for the proposed "primary building"; (ii) acknowledges the primary building's "wing" may be a minimum of two (2) stories; (iii) requires the remaining two proposed "outlot" buildings to be a minimum of eighteen (18) feet. The Original PUD Ordinance established a minimum of three (3) stories along US31 and two (2) stories for the other buildings on the property.

Parking Standards: The petitioner has master planned the development as a single campus with shared parking for complementary uses that are anticipated to have off-set peak hours. As a result, this is reflected in the proposed amendment.

Landscaping Standards: The petitioner's design team anticipates that due to the more urbanized design and site constraints with utility easements, that the UDO's detention/retention and landscaping requirements may not be feasible. As a result, the amendment contemplates a hardscaped design and permissive adjustment to required plantings at the time of the development plan review and approval.

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as the "Gateway Sub-District" within the "Downtown" land use classification. The Downtown area was further studied in 2008 after the formation of the Grand Junction Task Group (the "GJTG"). The study resulted in an amendment to the Comprehensive Plan know as the Grand Junction Master Plan and Addendum, adopted in 2009. Subsequently, amendments to the Comprehensive Plan were adopted in 2013, for the Grand Junction Implementation Plan (the "Implementation Plan"), and in 2015 with the adoption of the Grand Junction Sub-District Addendum (collectively, the "Grand Junction Plan").

The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a broad summary of the goals and objectives of the Gateway Sub-District (as recently adopted by the [Grand Junction Sub-District Addendum](#)):

Vision: “[r]edevelop in such a manner that provides signature, multi-story, landmark-quality buildings to Westfield’s front door. The buildings and spaces should be memorable, leaving lasting and favorable impressions on those that see and use them. The massing and height of the buildings should be dynamic and define the skyline, and they should be highly visible in all directions (ideally, visible from at least a mile away). The vision is to create quality, architecturally-significant urban development at a key focal point of the community (the interchange of U.S. Highway 31 and State Road 32) which demonstrates that this is an important, interesting, and vibrant place.”

Land Use: “Professional, medical, or general office uses (including a visitor’s center) are also desirable within this sub-district. These could be developed as standalone buildings or as part of a multi-story, mixed-use building.”

Design Requirements: “All designs should pay special attention to the street-level of the building by providing elements that are pedestrian scaled. Building details, transparent windows, awnings, benches, outdoor cafes, planters, pedestrian-scale signage, streetlights, fountains, and street trees are examples of urban design details that can help make a development friendly and inviting for pedestrians.”

Amenities: “It is highly desirable that each quadrant of this sub-district be designed with at least one great public space and include as many characteristics listed above as possible.”

Site Access & Circulation: “Direct vehicular access from State Road 32 will not be allowed... safe and efficient pedestrian connectivity into and within a Gateway Sub-District site is very important.”

Architectural Design: “[t]he buildings...need to be designed and finished in a manner that is of the highest quality and visual appeal. These buildings will be landmarks in Westfield and should be given special care and attention when being designed. The buildings need to be impressive. It is anticipated that desirable buildings would utilize multiple materials, textures, colors, and architectural breaks. Symmetrical architecture may not be the most desirable design approach. Box-shaped buildings are not desirable. Architectural variation is strongly encouraged, and franchise or formula business architecture is not welcome within this sub-district.”

As noted in the Grand Junction Sub-District Addendum, prior to the City’s approval of a project within the Grand Junction District, it is desirable that each proposed project be reviewed by the GJTG (or its designees, successors, or assigns). As a result, the petitioner met with the GJTG on November 10, 2015, to present the proposed amendment. Attached at [Exhibit 7](#) is the GJTG’s letter of support.

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the December 7, 2015, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the December 7, 2015, Plan Commission meeting.
2. **Recommendation:**

Subject to comments as a result of the public hearing, the Department recommends forwarding this petition to the Council with a favorable recommendation if the Plan Commission is satisfied with the proposed amendment ordinance.

3. If any Plan Commission member has questions or concerns prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.